

**Meeting Agenda  
Bar Harbor Planning Board  
Wednesday, September 1, 2021 at 4:00 PM  
Council Chambers — Municipal Building — 93 Cottage Street**

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**I. CALL TO ORDER**

**II. ADOPTION OF THE AGENDA**

**III. EXCUSED ABSENCES**

**IV. PUBLIC COMMENT PERIOD**

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda nor on a pending application before the board, with a maximum of 3 minutes per person.

**V. APPROVAL OF MINUTES**

- a. July 7, 2021
- b. August 4, 2021

**VI. REGULAR BUSINESS**

**a. Public Hearing — Remote Participation Policy**

- i. Public Hearing
- ii. Consideration of adoption of Remote Participation Policy

**b. Sketch Plan Review for SD-2021-04 —Hostins Subdivision**

**Project Location:** 40 West Eden Street (Tax Map 220, Lot 32), encompassing a total of 2.16 acres according to town tax records, in the Town Hill Rural District.

**Applicant/Owner:** Roberto Hostins

**Application:** The applicant proposes to divide Tax Map 220, Lot 32 at 40 West Eden Street and create two lots from the existing single lot in an existing subdivision.

**c. Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to create new, and amend existing, regulations regarding signage.”**

**d. Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to regulate short-term rentals.”**

- e. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to allow solar photovoltaic systems as principal use.”**
- f. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to allow bonus dwelling units.”**
- g. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to address an error of omission regarding nonconformity.”**
- h. **Recommendation of the Planning Board, to be posted on the warrant for the Special Town Meeting of the Town of Bar Harbor on November 2, 2021, to adopt or reject a Land Use Ordinance Amendment, dated June 2, 2021, and entitled “An amendment to address an error of omission regarding accessory dwelling units.”**
- i. **Signing of Subdivision for PUD-2021-01 — Jones Marsh Affordable Housing Development**  
**Project Location:** Tax Map 212, Lot 43-1 off of State Route 3 and encompassing a total of 30 acres according to town tax records. The subject land is the Town Hill Residential and Town Hill Rural districts.  
**Applicant/Owner:** Island Housing Trust  
**Application:** The applicant proposes to subdivide a 30-acre property into nine lots (eight lots buildable for residential use and one lot reserved for open space). Six of the buildable lots would have single-family homes and two of the buildable lots would have two-family homes, for a total of ten dwelling units.

**VII. OTHER BUSINESS**

- a. **Exempting roof top parking from height requirement**
- b. **Review and discuss 125-69 R. Affordable Housing and the definition of affordable housing in 125-109**

**VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

**IX. REVIEW OF PENDING PLANNING BOARD PROJECTS**

**X. ADJOURNMENT**